

Before the Board of Zoning Adjustment, D. C.

Application No. 11391, of H. L. White Company pursuant to Sections 8207.11 and 8207.2 for a variance from the rear yard requirements and a special exception as provided in Sections 3304.1 and 3105.42 respectively, at the premises of 61st and Clay Streets, N. E., Lots 13 through 18, Square 5267.

HEARING DATE: July 18, 1973

EXECUTIVE SESSION: July 24, 1973

FINDINGS OF FACT:

1. The property is located in a R-5-A District.
2. The applicant proposes to develop the property with ten (10) row houses of 2,500 square feet per house.
3. The proposed row houses will face each other around a opened court, all having front yard space of 20' by 20' and sharing in common parking lot and trash area.
4. The neighborhood in which the property is located is 50% improved with apartments.
5. The property as proposed shall be owned as condominiums.
6. The parking lot is designed for fourteen (14) spaces with entrance from 61st Street and from the rear alley.
7. There was no opposition registered.

CONCLUSION OF LAW:

Based upon the above findings of fact, the Board is of the opinion that the applicant has met the requirements of Section 3105.42 of the Zoning Regulations for a special exception to construct a new residential development in a R-5-A District. Comments from all agencies required by the Section 3105.42 have been received, and the Board is of the opinion that the proposed development is in harmony with the purpose

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and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining properties.

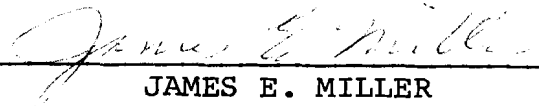
ORDERED:

That the above application be GRANTED.

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED By:



JAMES E. MILLER

Secretary of the Board

FINAL DATE OF ORDER:

SEP 4 1973

Before the Board of Zoning Adjustment, D. C.

AMENDMENT

Application No. 11391 of H. L. White Company, pursuant to Sections 8207.11 and 8207.2 of the Zoning Regulations for a variance from the rear yard requirements and a special exception as provided in Sections 3304.1 and 3105.42 respectively, at the premises of 61st. and Clay Streets, N.E., Lots 13 through 18, Square 5267.

HEARING DATE: July 18, 1973

EXECUTIVE SESSION: February 21, 1974

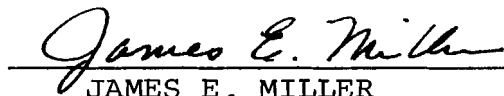
ORDERED:

That the revised site plans identified as exhibit "A" be APPROVED for the construction of seven (7) townhouses all facing 61st Street, N. E.

VOTE: 4-0 (Mr. Harps absent, not voting.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: MAR 06 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.